



## **Addendum Notice 4**

**in respect of**

### **REQUEST FOR PROPOSAL**

**(RfP No.13 and 15 dated 18<sup>th</sup> July 2016)**

**FOR**

**DEVELOPMENT AND LEASE OF CERTAIN STRUCTURES AND AREAS TOGETHER**

**WITH PROPORTIONATE SHARE OR INTEREST IN AN IDENTIFIED LAND**

**PARCEL WITHIN THE**

**Garia 5 & Thakurpukur DEPOTS OF**

**CALCUTTA STATE TRANSPORT CORPORATION**

**TRANSPORT DEPARTMENT  
GOVERNMENT OF WEST BENGAL**

**3 January 2017**

## 1. Amendments to the RfP for Garia Depot

### a. Appendix III: Construction Requirements and Specifications of CSTC's Allocation

Description	Original Requirement	Amended Requirement
5. Office Space	Minimum area of 600 m <sup>2</sup> with height of 3.3 m	Office Space: Minimum area of 100 m <sup>2</sup> with height of 3.3 m; out of this at least 50 m <sup>2</sup> should be on the ground floor

### b. Appendix III: Construction Requirements and Specifications of CSTC's Allocation.

The following detailed specifications are been provided for further clarity on the construction requirements:

Sl. No.	Description	Basic Dimension / Area	Required Nos.	Specifications
1	Segregated entry & driveway for buses from external road to depot	Minimum width of 8.0 m, Maximum Slope 1:12	1	16 inch depth RMC Road (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) complying CPWD/PWD specification of work, duly finished and suitable for carrying huge no of heavy vehicles at regular basis.
2	Segregated exit & driveway for buses from external road to depot	Minimum width of 8.0 m, Maximum Slope 1:12	1	16 inch depth RMC Road (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) complying CPWD/PWD specification of work, duly finished and suitable for carrying huge no of heavy vehicles at regular basis.
3	Paved (concreted) area for Bus Parking and Circulation with driveway of 5.5 mt width connecting entry and exit gates to parking	3500 Sq-mt Minimum 14m x 4.5 m for parking + 25%-30% circulation for each]		16 inch depth RMC paved area (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) complying CPWD/PWD specification of work, duly finished and suitable for carrying huge no of heavy vehicles at regular basis.
4	Bus servicing area including workshop and repairing area	1000 sq-mt - should be on the ground floor  Minimum 6 nos of Service Dock with ramp should be constructed.	NA	16 inch depth RMC paved area (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) complying CPWD/PWD specification of work, duly finished and suitable for carrying huge no of heavy vehicles at regular basis. Any kind of shed shall be made up with proper steel truss and water proof canopy / or column supported concrete shed as approved by CSTC. Structure (if there) shall be of minimum 10 inch thick brickwork along with column support at regular interval for strengthening. Internal finishes shall be plastered and finished with OIL Emulsion paint

5	Office Space	100 sq-mt along with minimum height of 3.3 mt. – minimum of 50 sq-mt on the ground floor	1	Column Frame structure along with brickwork and concrete roof (min height 3.3 mt.). Internal finishes shall be; for floor: DC Vitrified Tiles (bi-colour); For Walls: Plaster and putty finish including ceiling and plastic emulsion paint. Entire work shall be completed as per approved drawing and specifications. The toilets shall have proper drainage and sewer connections and water facilities for smooth running.
6	Toilet Block	65 sq-mt along with minimum height of 3.3 mt.	1	<ul style="list-style-type: none"> <li>• Column Frame structure along with brickwork and concrete roof (min height 3.3 mt.). Internal finishes shall be; for floor: Anti-Skid Ceramic Tiles (bi-colour); For Walls: Plaster and putty finish along with ceramic wall tiles upto 7 ft. height. All toilet requisites/ fittings shall be of approved made of well-known brand like CERA, Jaquare, ESSESS, HINDWARE etc. Entire work shall be completed as per approved drawing and specifications. The toilets shall have proper drainage and sewer connections and water facilities for smooth running.</li> <li>• Preferably 2 Toilet Blocks at regular distance shall be made, each of them shall consist "Gents Toilet" &amp; "Ladies Toilet "both.</li> <li>• Minimum 1 Toilet for Differently abled person as per NBC norms</li> <li>• Gents Toilet: Min 4 WC, 6 Urinals, 4 Basins</li> <li>• Ladies Toilet: Min 4 WC, 4 Basins</li> </ul>
7	Passenger Waiting area-near exit gate for Buses	20 sq-mt along with minimum height of 3.3 mt.	1	Minimum 300 mm elevated from the road level, appropriate steel structure/ concrete structure along with dunpalon/concrete roofing with proper designed truss system. Proper seating arrangement for the passengers to be made with display surfaces on the wall. Floor shall be of Anti-skid heavy duty tiles.
8	Ticket/Information counter cum traffic controller office	10 sq-mt along with minimum height of 3.3 mt.	1	Column Frame structure along with brickwork and concrete roof (min height 3.3 mt.). Internal finishes shall be ; for floor: KOTA Stone; For Walls: Plaster and putty finish along with Plastic emulsion paint finish

## 2. Amendments to the RfP for Thakurpukur Depot

### a. Appendix I: Data Sheet Sl. No. 10

Milestone	Timeline	Responsibility
Notice of intimation for handover of possession of site	Within 9 months of date of LOI	CSTC
Payment of 4 <sup>th</sup> installment of 75% of the Financial Bid by Selected Bidder	Within 30 days of notice of intimation of handover of possession of site	Selected Bidder
Handover of possession of site (Phase 1) to Selected Bidder.	Within 30 days of confirmation of payment of 4 <sup>th</sup> installment	CSTC
Completion of construction of CSTC's allocation (Phase 1)	Within 12 months of handover of possession of site	Selected Bidder
Acceptance of construction of CSTC's allocation (Phase 1) by CSTC and handover of possession of site (Phase 2) to Selected Bidder.	Within 3 months of handover of possession of Phase 1 by the Selected Bidder – with the Construction Requirements planned in Phase 1 duly constructed	CSTC
Completion of construction of CSTC's allocation (Phase 2)	Within 12 months of handover of possession of site	Selected Bidder
Acceptance of construction of CSTC's allocation (Phase 2) by CSTC and grant of permission by CSTC to Selected Bidder and submission of the partial completion certificate of the STUs	Within 60 days of Selected Bidder's communication on completion of construction of CSTC's allocation	CSTC/ Department

### b. Clause 3.2 of the Development Agreement (Page 130 of the RfP) – amended clause is as follows:

“CSTC shall handover possession of the Site to the Developer within a period of 11 months from the date of the LOI.”

### c. 2<sup>nd</sup> paragraph of Appendix II: Project Brief is amended as follows:

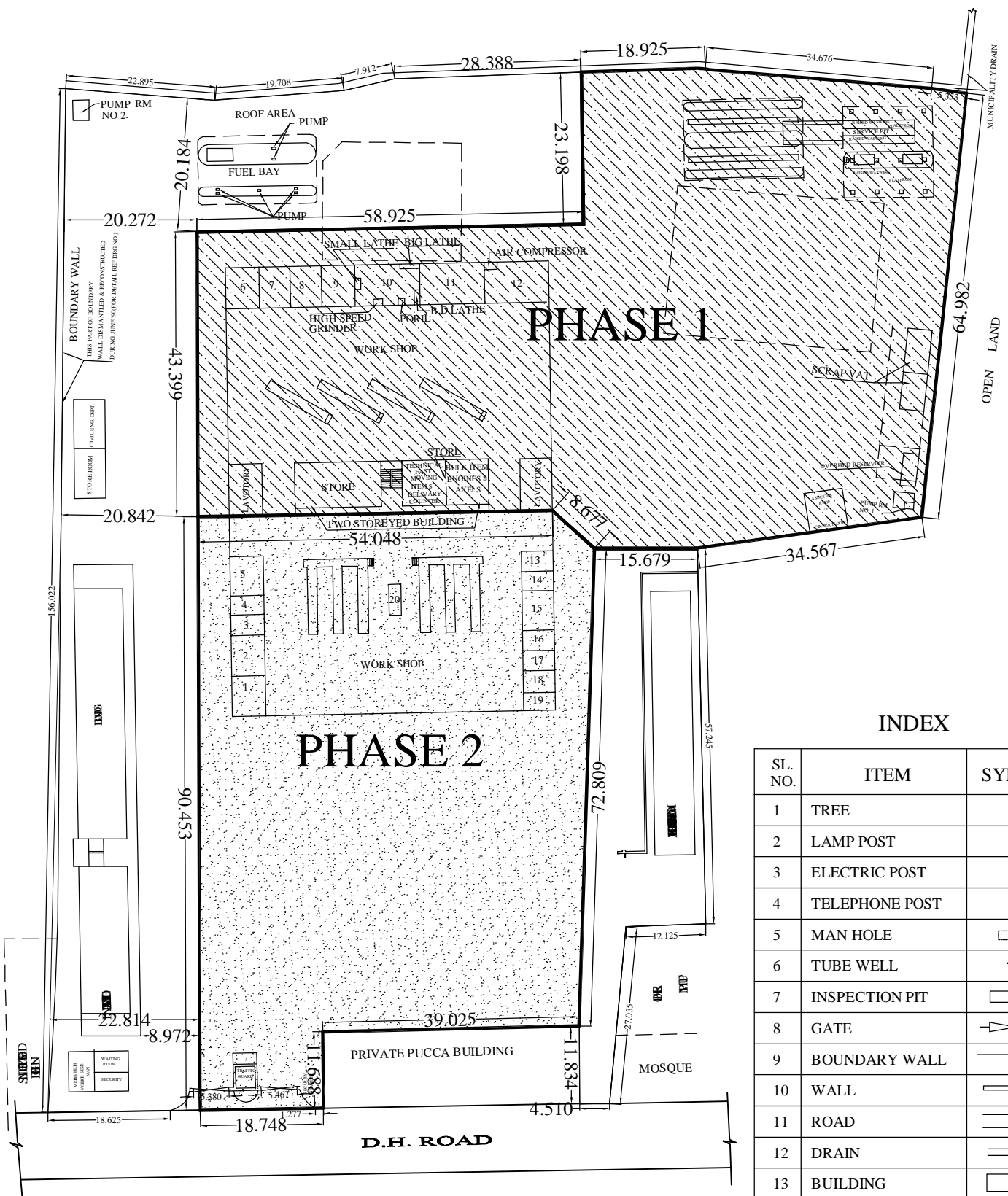
Construction of basement is allowed as per extant building rules. The construction of the basement shall also be undertaken by the Developer in two phases, as per the phase-wise handover of possession of land from CSTC to the Selected Bidder/ Developer.


### d. Appendix III: Construction Requirements and Specifications of CSTC's Allocation. The following detailed specifications have been provided for further clarity on the construction requirements:


Sl. No.	Description	Basic Dimension / Area	Required Nos.	Finishes to be provided
1	Segregated entry & driveway for buses from external road to depot	Minimum width of 8.5 m, Maximum Slope 1:12	1	16 inch depth RMC Pavement (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) over consolidated and compacted sub-soil and 75 thick brick flat soling, as per approved drawing complying CPWD/PWD specification of work, duly finished and suitable for caring huge no of heavy vehicles at regular basis.

Sl. No.	Description	Basic Dimension / Area	Required Nos.	Finishes to be provided
2	Segregated exit & driveway for buses from external road to depot	Minimum width of 8.5 m, Maximum Slope 1:12	1	16 inch depth RMC Pavement (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) over consolidated and compacted sub-soil and 75 thick brick flat soling, as per approved drawing complying CPWD/PWD specification of work, duly finished and suitable for caring huge no of heavy vehicles at regular basis.
3	Paved (concreted) area for Bus Parking and Circulation	8000 Sq-mt Minimum [14m x 4.5 m for parking + 25%-30% circulation for each]	NA	16 inch depth RMC paved area (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) complying CPWD/PWD specification of work, duly finished and suitable for caring huge no of heavy vehicles at regular basis.
4	Area of parking of Buses	Minimum Dim: 14m x 4.5 m	100	16 inch depth RMC Pavement (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) over consolidated and compacted sub-soil and 75 thick brick flat soling, as per approved drawing complying CPWD/PWD specification of work, duly finished and suitable for caring huge no of heavy vehicles at regular basis. The Vendor must show the clear dimension of each parking space with suitable design along with its movement with clear surrounding
5	Bus servicing area including workshop and repairing area	2500 sq-mt – to be provided on the ground floor  Minimum 6 nos of Service Dock with ramp should be constructed.	NA	16 inch depth RMC Pavement (6" depth of M25 grade concrete and 10" depth of M40 grade concrete) over consolidated and compacted sub-soil and 75 thick brick flat soling, as per approved drawing complying CPWD/PWD specification of work, duly finished and suitable for caring huge no of heavy vehicles at regular basis. Any kind of shed/ or column supported concrete shed as per approved drawing and specification by CSTC. Structure (if there) shall be of minimum 10 inch thick brickwork along with column support at regular interval for strengthening. Internal finishes shall be plastered with putty and finished with Oil Emulsion paint, External finish shall be plastered with putty and weather coat paint and as directed by Engineer In-Charge.
6	Toilet Block	160 Sq-mt Minimum area	2	<ul style="list-style-type: none"> <li>Column Frame structure along with brickwork and concrete roof (min height 3.3 mt.). Internal finishes shall be; for floor: Anti-Skid Ceramic Tiles (bi-colour); For Walls: Plaster and putty finish along with ceramic wall tiles upto 7 ft. height. All toilet requisites/ fittings shall be of approved made of well-known brand like CERA, Jaquare, ESSCO, HINDWARE etc. Entire work shall be completed as per approved drawing and specifications. The toilets shall have proper drainage and sewer connections and water facilities for smooth running.</li> </ul>

















Sl. No.	Description	Basic Dimension / Area	Required Nos.	Finishes to be provided
				<ul style="list-style-type: none"> <li>• Minimum 2 Toilet Blocks at regular distance shall be made, each of them shall consist "Gents Toilet" &amp; "Ladies Toilet "both.</li> <li>• Minimum 2 Toilet for Differently abled person as per NBC norms.</li> <li>• Gents Toilet: Min 4 WC, 6 Urinals, 4 Basins.</li> <li>• Ladies Toilet: Min 4 WC, 4 Basins</li> </ul>



**PHASE 1**            73 K (APPROX)

**PHASE 2**            86 K (APPROX)

**INDEX**

SL. NO.	ITEM	SYMBOL
1	TREE	
2	LAMP POST	
3	ELECTRIC POST	
4	TELEPHONE POST	
5	MAN HOLE	
6	TUBE WELL	
7	INSPECTION PIT	
8	GATE	
9	BOUNDARY WALL	
10	WALL	
11	ROAD	
12	DRAIN	
13	BUILDING	
14	SHED	
15	PLOT BOUNDARY	
16	TRAM LINE	

DEVELOPMENT AND LEASE OF CERTAIN STRUCTURES AND AREAS TOGETHER WITH PROPORTIONATE SHARE OR INTEREST IN AN IDENTIFIED LAND PARCEL WITHIN THE THAKURPUKUR DEPOT OF CALCUTTA STATE TRANSPORT CORPORATION

**THAKURPUKUR DEPOT**  
CALCUTTA STATE TRANSPORT CORPORATION